

**SHERIFF'S SALE  
VALUABLE REAL PROPERTY**

STATE OF MARYLAND  
MONTGOMERY COUNTY, TO WIT:

By virtue of a Writ of Execution issued by the Circuit Court for Montgomery County, Maryland, and to me as Sheriff of said County, directed at the suit of Margaret Dufour v Ronnie Nash in the Circuit Court for Montgomery County, Maryland Case No. 82381FL have this 4th day of October 2017, seized and taken into execution all the right and title, claim, interest, and estate, at the time the judgment became a lien on the property, both at law and in equity of the said Ronnie Nash, of, in, to, and about the following described property to wit:

**Real property of Ronnie Nash, located at 630 Pelican Ave, Gaithersburg, MD 20877 and further described as Unit 630, Phase 9, Pursuant to a Condominium Regime established by and shown on a Condominium Plat entitled Phase 9, HIDDEN CREEK CONDOMINIUM as per Condominium plat thereof recorded among the Land Records of Montgomery County, Maryland in Plat Numbers 8977 thru 8981, and in Condominium Plat Numbers 8995 thru 8999, and in Condominium Plat Numbers 9040 thru 9044, and in Corrective Plat Numbers 9120 thru 9124, and in Condominium Plat Number 9129-9133, and in Condominium Plat Number 9156 thru 9160, and in Condominium Plat Number 9355 thru 9359, and in Condominium Plat Numbers 9464 thru 9468, and in Condominium Plat Numbers 9615 thru 9619, and in Condominium Plat Numbers 9702 thru 9706, and in Condominium Plat Numbers 9712 thru 9716 and any and all subsequently recorded plats thereto, and Established by Condominium Declaration and By-Laws recorded December 16, 2005, in Liber 31459 Folio 415, and First Amendment recorded January 4, 2005, in Liber 31569 Folio 492, and Second Amendment and Confirmatory First Amendment recorded March 15, 2006, in Liber 31969 Folio 186, and Third Amendment recorded May 24, 2006, in Liber 32381 at Folio 40, and Fourth Amendment recorded June 16, 2006, in Liber 32514 Folio 375, Amendatory and Confirmatory Fourth Amendment recorded August 10, 2007, in Liber 34705 Folio 146, and Fifth Amendment recorded October 13, 2006, in Liber 33157 Folio 774, and Sixth Amendment recorded January 17, 2007, in Liber 33662 Folio 744 and Seventh Amendment recorded on June 8, 2007, in Liber 34410 Folio 153, and Eighth Amendment recorded August 7, 2007, in Liber 34688 Folio 115, and Ninth Amendment recorded August 24, 2007, in Liber 34761 Folio 39, and any and all subsequent amendments thereto, as recorded among the Land Records of Montgomery County, Maryland, together with its undivided percentage interest in the common elements.**

**BEING the same property conveyed unto Ronnie Nash, by deed recorded in Liber 41273 at Folio 217 among the land records of Montgomery County, Maryland.**

Purchasers should be aware that they are purchasing Ronnie Nash's interest only. The described property will be sold subject to reservations of title, subject to liens of records, and to all claims known and unknown. In order to obtain clear title, the cost of conveyance and outstanding senior liens must be paid by the purchaser.

I hereby give notice that I will sell all the right, title, claim, interest and estate both in law and in equity of the said Ronnie Nash, and, of, in, to, and about the above described property to the highest bidder for cash at the Maryland Avenue entrance of the Judicial Center, 50 Maryland Avenue, Rockville, Maryland on October 29, 2018 at 10:00 am.

**TERMS OF SALE:**

A deposit of \$5,000 of the purchase price will be required at the time of the sale, balance due within 10 days after ratification from the courts. Deposit and remaining balance must be paid in U.S. currency, certified check or cashiers check made payable to "Sheriff of Montgomery County". No personal or business checks will be accepted. In order to be eligible to bid you must have a government issued photo ID (i.e. Drivers License) and \$5,000.00 deposit in hand.

In the event of default by said purchaser and at their risk and expenses, the Sheriff may declare the deposit forfeited and resell the premises. In such event the defaulting purchaser will be liable for payment of all costs and expenses of both sales. The forfeited deposit, less expenses, will be credited towards the judgment after the final ratification. This sale will be final after ratification from the courts.

Darren M. Popkin, Sheriff  
Montgomery County, Maryland